



Steve Soulier

2298 South Legacy, Saint George, Utah 84770 • 435.512.3874 • steve.soulier@gmail.com

04/30/16

Dear Commissioner Staheli,

I am writing this letter out of concern and opposition for the proposed development and associated zone change to accommodate the "Joshua Project" on Tonaquint Drive currently before the planning commission. While on the surface this project appears to be just an extension of other housing developments in the area, for example; the proposed homes will look similar to the existing homes, they will be part of an HOA Planned Development similar to many of the homes in the area and the home density on the surface appears to be comparable with the medium density of the surrounding homes. I say on the surface. The real difference can only be seen when you understand that "the devil's in the details."

The developer proposes to build over 100 units not as homes, but as glorified hotel rooms. They refer to it as a "master planned vacation rental village." But these hotel rooms are not being designed to accommodate business people or small family vacationers. According to an associated vacation rental company's web site, these units are designed to host "... family reunions, corporate retreats, sports teams, and other **large** travel groups." Each 3 bedroom unit is proposed to provide accommodation for 10-12 people (not including sleeping bags) inside an 1800 sq. foot unit. (These figures are based on the occupancy numbers provided by the Santa Clara resort upon which this project is modeled.)

To put this into perspective I would offer the following comparison. The new Holiday Inn Express just down the street from the convention center and less than a mile from the proposed development is 5 stories high. It has 130 guest rooms, with 52 single rooms and 78 double rooms. On the rare occasion that each of these rooms had every available bed filled with 2 people each for one night, the maximum occupancy for the hotel would be 416 people. The proposed rental village expected occupancy with 10-12 people per home would be 1090 or more. Do you really think a baseball team staying over in one of the units is not going to roll out a few sleeping bags on the floor? What is really being proposed are two to three good-size hotels without the hotel parking and other amenities that even a hotel is required to provide. The developer's rental management company is quick to point out that for a similar village built in Santa Clara, ALL units are booked to capacity at least 7 months out. We are not just talking weekends or when the St. George marathon or the Iron-Man competition is going on, this is an occupancy rate that is planned for 12 months, 7 days a week for 365 days of the year.

Consider the impact of these large group packages which local developers of similar project in Santa Clara are offering on the internet:

"Vacation Homes perfect for large groups:

2 Homes Together (combined 6 bed/ 6 bath, sleep 20)

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"This is very desirable for second home owners and investors who want to have a vacation home in Southern Utah while having the expenses covered by vacationers, or for those who want their home expenses covered while realizing a return on their investment. "

Does this sound like a residential community or a hotel? It may be desirable for vacationers and investors but how desirable do you really think it is for the surrounding St. George voting residents?

Parking, for example, is bound to be a problem. If you use a home for a family reunion for multiple families you don't need parking for 2 or 3 cars but may need parking for as many as 6 cars. What about boats, trailers and RV's? These homes are not being built for a simple family visit, but as a home base for time on the lake, rock climbing and dirt biking in the surrounding hills or for glorified spring break for a high school's baseball, basketball, or even football team. Treating this recreation village as just another planned development rather than treating it as a commercial venture is extremely naive on the part of the city and its planners.

What are these people, especially the teenagers among them, going to do when they are not participating in the main activity they came here for? Yes, they have a nice pool area proposed, but it will close at 10:00 pm. Night games will then be played on the large grass area of the #14 and #15 fairways of the Saint George Southgate golf course that border my home. Such evening events will also most likely include running and hiding along my back patio and those of the other homes that border the city's golf course. "Wouldn't happen" you say? It already does and will only increase. Last winter the 15th green became the favorite sleigh riding hill during the few days we had snow. Local nearby parks could be overwhelmed by this one segment of the community using them for group parties, volleyball, tennis and other activities, both organized and unorganized, to keep their charges busy. Such additional pressure on these facilities will prevent the full time residents from having the type of access their taxes should insure. The new "all abilities" park which has cost the city a great deal of money will no longer be a nice place to bring people with special needs because it will now be crowded with vacationers who see it as more like a Disneyland than a special place for special people.

The owners of these homes may never even see the home they own since the developer plans on providing all the needed services including renting the home, furnishing the home (if requested) and cleaning the home after each rental. In other words, making it possible for an investor to simply put up the money and walk away from the home while someone else collects the daily rent for them regardless of the impact their home is having on the rest of the community as a whole.

Again, in their promotional material we find such useful information as:

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What about the impact of this development on the recently opened Holiday Inn along with 2 future hotels to be build within a mile of the proposed vacation community? I can't imagine that the owners of the Holiday Inn, Hyatt, Comfort Suites or any of the other nearby hotels will feel very good about making such a sizable investment in the community, if the community shows

such a lack of support by approving this proposal.

Another concern I would express is the impact this is going to have on the elderly citizens living in the Beehive Assisted Living home directly across the street. The lives of the folks living there are difficult enough without all the extra noise that will be generated from the pool areas and the general addition of over 1000 people heading out on their dirt-bikes and RV, living across from them. I would like to see you think about your elderly parents and grandparents. Think about how they react to such impacts on their lives before you place such a burden on the people living the final years and days of their lives across from such a development.

I understand the pressure you are feeling as a planning commission and city council to approve such a proposal. I have served on a city council in northern Utah and I appreciate the funds that such a development could bring to the city. But, spot zoning a development of this type into an existing residential area is not only unfair to the citizens that have made a long term commitment to the city, but may be extremely destructive to the ongoing tax base and future viability of those neighborhoods. Property values will be affected and many, if not most, of the senior citizens that live adjacent to the proposed project will move out. This project in this area will make it more difficult to attract the stable type of citizens St. George will continue to need to support its quality of life which currently makes it so attractive.

So far I have been pretty negative on this proposed development. Let me close this letter by suggesting an alternative.

Cities are required to have master plans for a reason and not just to have a show-and-tell on their web site. The reason is to show incoming residents and commercial developers a way to plan their future and the future of the areas surrounding their property. A hotel would not be happy if the city, for example, suddenly allowed an explosives factory to be built behind the hotel. I studied the master plan before I purchased my current home and I must admit in some way I feel like you are now proposing to put a human explosives factory in my back yard. Rather than simply being reactive to a proposal such as this, I would suggest that the city be proactive by setting aside an area in the master plan where such a valuable idea could be implemented.

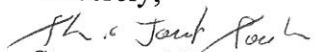
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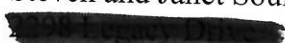
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Sincerely,



Steven and Janet Soulier

~~2298 Legacy Drive~~

Saint George, Utah 84770



Steve Soulier

2298 South Legacy, Saint George, Utah 84770 • 435.512.3874 • steve.soulier@gmail.com

04/30/16

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To put this into perspective I would offer the following comparison. The new Holiday Inn Express just down the street from the convention center and less than a mile from the proposed development is 5 stories high. It has 130 guest rooms, with 52 single rooms and 78 double rooms. On the rare occasion that each of these rooms had every available bed filled with 2 people each for one night, the maximum occupancy for the hotel would be 416 people. The proposed rental village expected occupancy with 10-12 people per home would be 1090 or more. Do you really think a baseball team staying over in one of the units is not going to roll out a few sleeping bags on the floor? What is really being proposed are two to three good-size hotels without the hotel parking and other amenities that even a hotel is required to provide. The developer's rental management company is quick to point out that for a similar village built in Santa Clara, ALL units are booked to capacity at least 7 months out. We are not just talking weekends or when the St. George marathon or the Iron-Man competition is going on, this is an occupancy rate that is planned for 12 months, 7 days a week for 365 days of the year.

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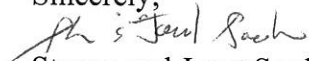
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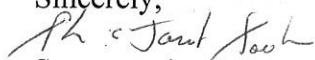
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Sincerely,



Steven and Janet Soulier



Saint George, Utah 84770

RE: Joshua Project / Please deny the rezoning

April 30th, 2016

Dear Mr. Willis,

I understand the City Planning Commission has before it a request for a zoning change that would permit the building of approximately 100 "short term" rental units. As tax paying voting residents who live in close proximity to this proposed change we are relying on you, our experienced commissioners, to protect our interests and existing real estate investments. I am certain you will recall the discontent caused by other short term rental sites.

I sincerely pray the Commission is not planning to inflict upon us the myriad of problems that short term rentals most certainly will create.

The project proposed is a particularly "bad fit" for this location. It would inflict unnecessary noise, day and night, on the Bee Hive retirement center. The increase in traffic due to the 100 new units will be compounded by the party mindset of short term renters.

Street access to the Southgate Golf Course clubhouse has become dangerous due to an increase in speeding cars and trucks bound for the time share apartments located just East. The same will be true of the Joshua Project. There will be an adverse impact on school traffic and overall safety.

The tax payers of St. George own the Southgate Golf Course. I have already seen the damage that children who are not vandals, as such, can cause. Imagine the damage that 100 chemically impaired weekend renters, with direct access to the course, can and will inflict. The Golf Course IS NOT A PARK.

Within 600 to 800 yards of the proposed project there about 1000 homes that will be adversely affected.

We invested heavily in our homes after reviewing the existing MASTER ZONING PLAN which did not include the possibility of short term rentals on the Joshua site.

Please do not impose this hardship on us. The titles to our properties insure us the right to peaceful enjoyment.

If the zoning change is granted and the short term rentals come to be, each and every time the residents of the Southgate area are offended by trespassers, noise and property damage, we will remember that you could have stopped it. Please do so. Everyone that I have spoken with in our area agrees.

CC-TO
Council men/Women
ARIAL, BACA, Hughes
RANDAL
@ CITY OFFICE

Respectfully,

Robert and Karen Bart

April 30, 2016

John Willis
Planning Manager
175 East 200 North
St. George, Utah 84770

Re: Zoning Case # 2015-ZC-037 - The Joshuas at Southgate

Dear Mr. Willis:

I would like to voice my concern regarding the above mentioned zoning case and ask you to deny the rezoning request by Church Properties, LLC. I am a nearby homeowner and feel the proposed plans by Church Properties would be very detrimental to this area. This is not a vacation property area and we do not want it made into one.

Some of my objections are as follows:

Would change our nice safe single family home neighborhoods into a crowded transient type area with overwhelming traffic, people and their big boy toys.

Children walking to and from schools and churches in the area must pass by strangers every day and may not feel or be safe.

The proposed buildings would be an eyesore and degrade the neighborhood and have a negative effect on property values.

Four wheelers, motorcycles, etc. would be zooming through our streets constantly making it unsafe for children playing in the neighborhoods, not only traffic wise but stranger danger wise.

Thank you for your consideration of this matter. Please reject the rezoning request by Church Properties, LLC case # 2015-ZC-037 - The Joshuas at Southgate.

Sincerely,



Dixie Johnson



St. George, Utah 84770

Diana Lemmon

From: Barbara [REDACTED]
Sent: Saturday, April 30, 2016 4:24 PM
To: John Willis
Cc: Kimberly
Subject: rezoning of the Joshua's

As a resident of the Legacy housing development I strongly disagree with the rezoning of the Joshuas community. I am unable to attend the zoning meeting Therefore I am notifying you via email.

1. The traffic flow on and off of Tonaquint will increase
2. I feel rentals in a mostly residential area will affect our property values
3. I am sure it will affect the liability insurance of the city because of children playing the golf course

Diana Lemmon

From: Richard Weaver [REDACTED]
Sent: Saturday, April 30, 2016 12:26 PM
To: John Willis
Subject: Case No. 2015-ZC-037

Dear Mr. Willis,

I strongly disagree with the proposal to build The Johuas' Phase 2 and 3 with zoning which allows short-term rentals. I regard such a project as a "resort."

Tonaquint Drive is already a very busy road with two churches, Bloomington traffic, as well as a middle school. Now several hundred renters would also need to use that road daily, making it impossible to enter Tonaquint from my home in Legacy. And what about parking for so many with condos also part of the plan---And their toys--bicycles, boats, ATV's, etc.

This is a quiet, residential area---not a good place for a "resort" in my estimation.

Thanks,

Bea Weaver
[REDACTED]

Diana Lemmon

From: Mave Hedberg [REDACTED]
Sent: Friday, April 29, 2016 12:27 PM
To: John Willis
Subject: Joshua's zone change

Many reasons to vote DOWN, not the least of which is increased traffic on 600 West and Dixie Drive-----fast becoming obsolete.

The LEFT turn traffic on to 600 West is becoming backed up over the bridge. That is a blessing in disguise. It runs interference for the increased traffic trying to turn RIGHT on to Dixie Drive. That light is justifiably short as there is little traffic going thru to Tonaquint Park.

This problem would only become worse with just naturally increased development and an awkward round-about at Southgate.

Diana Lemmon

From: David Harvey [REDACTED]
Sent: Friday, April 29, 2016 2:12 PM
To: John Willis
Subject: Opposition

We are in opposition to the Joshua 2 zoning change. It's just too many units. The plan should stay as they are now.

David Harvey

Sent from db harvey

Diana Lemmon

From: Don Olsen [REDACTED]
Sent: Friday, April 29, 2016 8:42 AM
To: John Willis
Subject: Requested zoning change for the Joshuas Phases 2 and 3

Mr Willis:

I am writing to express my opposition to the proposed zoning change for the Joshuas Phases 2 and 3 development.

We own a home in the Legacy town homes near the Joshuas development and are primarily concerned about allowing defacto hotel/motel lodging in a residential area; it would almost certainly decrease our property value. We also are very concerned about the greatly increased traffic on Tontaquint Drive that would result from allowing short-term rentals in an area where roads were designed for single-family residences. We also are somewhat concerned about security issues caused by short-term renters who we fear would have not particular concern about adjoining neighborhoods.

We currently enjoy a lovely residential neighborhood and ask that you keep it that way by rejecting the proposed Joshuas Phase 2 and 3 zoning request.

Sincerely,

Don H.Olsen

[REDACTED]
St George 84070

Diana Lemmon

From: Betty [REDACTED]
Sent: Friday, April 29, 2016 11:40 AM
To: John Willis
Subject: Case 2015-ZC-037

I live in the Legacy at 840 W Sir Monte Dr. And am upset to hear about short term rentals being approved for the Joshua's.

This is a family neighborhood, not a travelers stop over. With the traffic of the Toniquent school, the Methodist, and LDS churches , we do not need any short timers added to the mix.

Please save this space for more Joshua's, or at least lodging that is personally owned and cared for. Short term renters do not care what happens to the property, they just move on.

Betty Nelson

Diana Lemmon

From: Robert Taylor [REDACTED]
Sent: Thursday, April 28, 2016 6:25 PM
To: John Willis
Subject: Joshuas at Southgate

To Mr. Willis,

I am writing in regards to The Joshuas at Southgate; Case No. 2015-ZC-037. I am not able to make the council meeting on May 10, 2016 I will be in Spokane, WA but I would like to voice my opinion on this matter since I live in the Southgate community along with many other elderly people that do not want zoning for Church properties to build vacation rentals or four plexus that would create a atmosphere of loud get to-together (music, parties, garbage and traffic problems) for a week end and show disrespect for those who live there. I already have someone next door to me doing just that and no one is keeping the owners who live in Salt Lake City accountable. An example of this is the kids they bring run loose on the golf course and in and out of my yard while there parents are reclining in a chair drinking and laughing. I see this 80% of the time that they rent it out to week end warriors and I'm sick of this, I can only imagine 200 others doing the same thing just because they are here to have fun but don't care about the peace of those living here. I hope you understand our concerns.

Thanks for your time,
Robert Taylor

[REDACTED]
St. George, UT

Diana Lemmon

From: kevin knight [REDACTED]
Sent: Wednesday, April 27, 2016 1:16 PM
To: John Willis
Subject: Subject: Proposed Zoning of the Joshua Development

Dear Mr. Willis

It has come to my attention that there will be a zoning Hearing for the Joshua project on the 10th of May at which time, the developer. "Church properties" will request zoning that will allow the properties to be used for short term rentals

As the owner of an adjacent property (2268 South Legacy Drive), I would like to voice my objections and ask the commission to reject the developer request.

I urge the commission to be consistent in its application of zoning for the area. Legacy and other adjacent developments are true residential areas, populated with families and retirees.

Given its proximity to these communities, the Joshua development should be zoned for the same purpose. Not as a short term "hotel" for vacationers and weekend visitors

With the potential of 100 units, granting the developers request would not only be inconsistent with the make up of existing developments but would also result in a fundamental change to the nature of the area. No longer would the area be a peaceful and quiet residential area, but rather a playground for people on holiday. With the accompanying traffic, noise and other challenges unique to short term visitors

Please reject this request and maintain this area of St. George for the use and enjoyment of families and people who choose to reside in St George.

Best regards

Kevin Knight

April 27, 2016

Re: Case No. 2015-ZC-037 "The Joshua's @ Southgate"

Mr. Mayor, Honorable Council Members, and Planning Commission:

We would encourage our City Leaders to reject the application to change the rezoning at the Joshua's for "109 Short-term Vacation Rentals".

My wife and I retired to St. George from Colorado in July of 2015. The choice of relocation for our next phase in life was a thorough vetting of "where would be the best place for us to thrive". We had visited many places throughout the U.S. and also outside the country. We were fortunate to have friends who lived in St. George whom we visited over several years and allowed us a familiarity to what a special place is St. George.

Our selection for relocation was based on several criteria that included health care, activities, culture, etc., and especially the quality of the people in this community. St. George is a place that reveres young people and respects seasoned citizens. We also had a strong sense that the city management was top notch through our experience with visiting many of the parts of the city during numerous "Parade of Homes" visits.

This brings my wife and I to a curious question we would like to pose to our City Leaders. Why would you consider changing the fabric of an established neighborhood by changing current zoning that would change the character of this community?

As you already know, this neighborhood has two churches, single family homes, a middle-school, an elderly center, a school for assisting students in their studies, and a soon to be all abilities park for children.

As we look at the proposed application for rezoning, we cannot find a single positive for current residents, can you?

It is our understanding the city's position in the past has been to reject rezoning for commercial endeavors, as is proposed, in established neighborhoods. In fact we came across a city ordinance that discusses city goals of providing peace, security, and well-being within our community.

I have a unique understanding of the pressures from outsiders to a community, since I served for several years as Chairman of the Board for the Highlands Ranch Metropolitan District in Highlands Ranch Colorado. This planned city of 95,000 residents, where the city was made up of several smaller neighborhoods that encompassed parks and schools where folks could meet and get to know one another, had a well-defined purpose; maintain and improve the property values for our residents through proper management of city resources, assets and neighborhood character. Our residents could count on this vision, especially keeping commercial entities in areas already zoned and infrastructure planned for such activity.

We hope we can count on you to look after the best interests of our neighborhood as well.

Danny L. and Rose M. McKee

[REDACTED]

James W. Nielsen

St. George, UT 84770

April 26, 2016

John Willis
Planning Manager
175 E. 200 N.
St. George City, Utah 84770

RE: The Joshuas rezoning to nightly rentals

Dear Mr. Willis,


When my wife and I purchased a home in Legacy at Southgate, we did so in large part to move to a location that was safer, with less probability that property values would decrease. We sold a townhouse in another part of St. George because the area was degrading with many rental units. I was on the board of the HOA for this former home and dealt with the actions and choices of rental tenants. It was not positive and the main reason we decided to sell and buy in Legacy at Southgate. The area around Legacy at Southgate is a residential area both in zoning and in reality.

I have discovered that Church Properties LLC has applied to have the zoning changed for the Joshuas phase 2 and 3 to allow short term rentals. I ask you not to support this zoning change. This will change the dynamics of a residential area to a commercial area with the influx of many who have no vested interest in the safety, security, or continuing property values of the area. This application for zoning change has the potential for over 100 units to become nightly rentals—a hotel/motel like environment.

I am very concerned about the potential for increased crime against the many seniors and retirees in the area. Safety is something a senior must worry about, and which they spend money and effort to ensure. To take that away from those in Legacy at Southgate, who specifically chose to live there and have that safety and security is not right. And add to that the eventual negative impact on home values in the area, it is not a good outcome to foist on those who made decisions based on current zoning and St. George's master plan.

I ask you to please oppose this rezoning application. Church Properties LLC is interested in making money. They purchased this property knowing what the current zoning was. Denying this zoning request in no way prejudices their property rights, since they knowingly made the purchase with current zoning in place. Short term rentals have no place in this area. There are other locations in St. George that have commercial amenities and other factors which make short-term rentals more appropriate. The Joshuas is not one of those areas.

Respectfully yours,



James W. Nielsen

Diana Lemmon

From: Dave Hatton [REDACTED]
Sent: Monday, April 25, 2016 9:27 AM
To: John Willis
Subject: zoning change request

Dear John Willis, city of St. George April 25, 2016

My wife and I live in legacy [REDACTED], St. George.

We have heard that a developer wants to create , what we consider "spot zoning" for daily rentals adjacent to legacy, our amenities and golf course.

We have been developers for the last 35 years,
we assisted in the ledges, as well as the city center building, and the parking structure.

"Daily rentals"

has a number of adverse effects and certainly some positives for the developer, but not for our community of long-term residents in the legacy development.

We strongly object

to having a commercial type zone near our development, the school, and the surrounding single-family residence. From my experience this brings a lot of traffic, a lot of outside renters, and some negative effects that go along with that.

Please strongly consider our wishes, in rezoning this property.

We have legal counsel to assist us, but we preferred to use common sense and a polite request.

Thank you

Dave and Evonne Hatton

Diana Lemmon

From: Lynn Keller [REDACTED]
Sent: Sunday, April 24, 2016 9:42 PM
To: John Willis
Subject: Joshuas Zoning

Dear Mr. Willis:

My wife and I are residents at [REDACTED] in the sub-division, The Legacy. We have owned three homes in The Legacy since 1996.

We have enjoyed the quiet and solitude of this community over the years we have lived here. I have learned that the area known as The Joshuas, next to The Legacy, where we live, is being proposed as a short term vacation rental area of 109 vacation homes. Some of the two level homes proposed will certainly block the views of the desert to the west.

As two of the residents, we believe that this saturation of rental homes will certainly change the quiet area into one of mass traffic and more congestion. The added number of people with recreational vehicles, 4-wheelers, etc. who will no doubt head into the desert to the west of them. The result will be lots of dust and noise. Traffic on this narrow road as it exists will result in more accidents. There is no infrastructure to support the amount of people and congestion this will create. The Maverick just down the road is already congested with the number of cars that pull in there for drinks, food and gas.

In the end this will only benefit the contractors, and when they are gone, the result will be a devaluation of homes in this area, and detract from the natural beauty of the desert to the west.

What are the alternatives to such a zoning request?

Please put us down as one who does not support this zoning request at The Joshuas.

Sincerely,

Mr and Mrs L. Lynn Keller
[REDACTED]
St. George, UT. 84770

Diana Lemmon

From: Bob Fosbinder [mailto:robbyfosbinder@gmail.com]
Sent: Saturday, April 23, 2016 8:22 AM
To: John Willis
Subject: zining

i live across a golf course from a 2 story house being built in a one story area. what good are building zones if they are ignored?? robert fosbinder, 2250 legacy dr, george, ut 84770-435-414-955

Diana Lemmon

From: [REDACTED]
Sent: Saturday, April 23, 2016 4:12 PM
To: John Willis
Subject: The Joshua Project

Mr. John Willis,

I am emailing you to express my deep concern regarding The Joshua Project. I understand that Church Properties LLC

would be constructing over 100 units west of Legacy on Tonaquint Drive to be used as short term rentals. I have lived in Legacy

for 20 years. I bought here because of the beautiful view and it is a quiet community. I like to sit on my patio at night and relax.

I do not want to look across the golf course to see and hear people and pets making noise. This will not fit into the nice quiet community I live

in and enjoy.

I am concerned of all the traffic and noise this will bring. Where will these part time strangers park their RV's, trailers, and boats?

How many of these visitors will play on the 14th and 15th fairways at the end of the day? Where will their pets run and will they clean

up after them?

If I was to leave town for a few days or longer I would worry about theft and vandalism! This project will have a negative impact on the

value of my home and the ability to sell my home!

Please, please do not approve this project. I am very, very apposed to the zoning change!

Thank You,

Jim Freeze

Diana Lemmon

From: Guenavere Sandberg [REDACTED]
Sent: Friday, April 22, 2016 7:00 PM
To: John Willis
Subject: Joshuas Phases 2 and 3

Dear Mr. Willis,

We moved to the Legacy town homes 15 years ago anticipating spending our final years here. My husband is 90 and I am 87. We were disappointed to hear news of the proposed Joshuas Phases 2 and 3 projects. A huge development like this, with temporary, transient accommodation and its accompanying congestion, parking troubles, recreational toys, and noise would spoil the tranquility which we have enjoyed since moving to St. George, and which we anticipated enjoying for years to come.

Please do everything in the scope of your responsibility to prevent the disruption this project would bring and preserve the peaceful environment so that we may continue to enjoy this beautiful city.

Woodard and Gwen Sandberg

[REDACTED]
St. George, UT 84770
[REDACTED]

Diana Lemmon

From: Roberta Robinson [REDACTED]
Sent: Friday, April 22, 2016 5:26 PM
To: John Willis
Subject: Joshua's zoning change

Mr. Willis:

Just wanted to register my concerns about the effects of a zoning change for the Joshua's off of Tonniquest Drive. I think allowing short time rentals will be a detriment to the neighborhood and would hope that the planning commission will consider not allowing this to happen.

Thank you.
Roberta and Larry Robinson
[REDACTED]

Diana Lemmon

From: Mary Aldrich [REDACTED]
Sent: Thursday, April 21, 2016 11:50 AM
To: John Willis
Subject: Legacy Rezoning - The Joshuas at Southgate, Case 215-ZC-037

As a member of the Legacy HOA, I am very concerned about a proposed rezoning application, above reference. This change will affect Legacy and the surrounding communities in a very negative way. They propose 45 one-story homes, 44 two-bedroom patio homes, and 5 two-story town homes with 4 three bedroom rentals in EACH town home. This change will allow SHORT-TERM RENTALS, which means that 500 or more new visitors can drive into our neighborhood on any given night with their pets, rec. vehicle, etc. to vacation without any supervision or accountability, not to mention increased traffic and vandalism (there is only one main exit from this area, which is the traffic circle at 600W and Tonaquint, or they can drive through Bloomington). There is also an intermediate school and Beehive Cottages nearby. There surely are other options for this kind of tourist attraction in other parts of St. George!

Many residents will be attending your upcoming Planning Commission meeting at the City Council Office to discuss this zoning change.

Thank you for your time to listen to our concerns.

Mary Aldrich
[REDACTED]
St. George, UT 84770
[REDACTED]

Diana Lemmon

From: Alan Combs [REDACTED]
Sent: Thursday, April 21, 2016 12:32 PM
To: John Willis
Subject: Proposed Zoning Change to Allow Short Term Rentals in the South Gate Area.

Mr. Willis,

I am writing to express my concern about the proposed zoning change to allow Church Properties, LLC to build and sell their proposed units as short term rentals.

We purchased our home in the Legacy area in late August of 2015. We looked at many homes in St. George some of which were in areas which allow short term rentals. After seeing the activity in the short term rental areas (and this was in summer, I can only imagine what it would be like in winter or spring break) we decided to buy in an area that did not allow short term rentals. Now I am told that the city is considering a zoning change that would allow short term rentals in our area.

If this is allowed, we would feel betrayed. We made our choice, in large part, on this very issue.

If Church Properties wants to build short term rentals, they should do so in areas where it is already allowed and leave the quiet neighborhoods alone.

Thank you for your time.

Alan Combs
[REDACTED]
St. George, UT 84770

Diana Lemmon

From: Ray Milne [mailto:rmilne@aol.com]
Sent: Wednesday, April 20, 2016 9:49 PM
To: John Willis
Subject: new zoneing for Joshas's

Hey John, as a resident of [REDACTED] strongly disagree with the planned zoning change to allow so many houses and RENTALS, that is being proposed in our housing area.

Reasons are.

1. traffic and noise added to our normally quite community.
2. Rentals are never a good thing for for us who prefer a quiet neighborhood void of children's noisy activities.
3. devalue of our investments in our homes in Legacy.

I am unable to attend the scheduled hearing on May 10, but I want it known that my vote is a BIG NO..

Ray Milne
[REDACTED]

Diana Lemmon

From: Chad Mortensen [REDACTED]
Sent: Wednesday, April 20, 2016 9:36 PM
To: John Willis
Cc: [REDACTED]
Subject: Zoning Change on Tonaquint

Dear Mr Willis,
Planning Manager

20 Apr 2016

I have a home on Legacy Drive that would be directly across the golf course from the proposed development. I would be looking into the back side of the two-story townhouses.

When I bought this home more than three years ago I understood that only homes similar to the adjoining neighborhood would be built on the vacant land and that was the idea of the city's Master Plan. I can accept that development should be done, but it should fit in with the surrounding and existing neighborhood. The proposed plan would significantly change our way of life.

I cannot accept the negative impact that the Church Properties proposed development would have on the Legacy Neighborhood. (Traffic, noise, lights, vandalism and disruption)

As a retired military officer, I searched high and low to find the neighborhood that would offer me peace and quiet, along with safety. The short-term rentals would have a dramatic impact on all the reasons I bought my home. We would lose the 'neighborhood feel of Legacy.'

I know that my loss of views, sunsets, the sun rising on Snow Canyon can not be measured in importance. But they are extremely important to me and my family.

I plan on making the 10 May hearing.

Please call me if you would like to discuss.

Sincerely,
Chad Mortensen
[REDACTED]
[REDACTED]

Diana Lemmon

From: Ray Milne [mailto:RayMilne@aol.com]
Sent: Wednesday, April 20, 2016 9:49 PM
To: John Willis
Subject: new zoneing for Joshas's

Hey John, as a resident of the legacy housing development, I strongly disagree with the planned zoning change to allow so many houses and RENTALS, that is being proposed in our housing area.

Reasons are.

1. traffic and noise added to our normally quite community.
2. Rentals are never a good thing for for us who prefer a quiet neighborhood void of children's noisy activities.
3. devalue of our investments in our homes in Legacy.

I am unable to attend the scheduled hearing on May 10, but I want it known that my vote is a BIG NO..

Ray Milne
lot # 219 Legacy Homeowner

Diana Lemmon

From: Susan Cook [REDACTED]
Sent: Tuesday, April 19, 2016 4:14 PM
To: John Willis
Subject: I am opposed to the proposed Joshua project near Legacy

Dear Mr. Willis,

I wish to go on record with my opposition the proposed Joshua short term rental project.

I own a home at [REDACTED] in the Legacy development on Tonaquint Drive and do not want all the issues a project such as this will surely bring. Traffic is already heavy, I don't want the noise to increase, nor the vandalism and theft that is inherent in short term rentals.

Please do not approve this project and show current home owners that St George respects us. I am sure there are many other building sites more suitable for this type housing.

Thank you very much,

Respectfully,

Susan Cook

Diana Lemmon

From: Dave & Manja Midgley [REDACTED]
Sent: Tuesday, April 19, 2016 4:32 PM
To: John Willis
Subject: Rezoning request - Case # 2015-ZC-037 - The Joshuas at Southgate.

Dear Mr. Willis,

Re: Zoning Case # 2015-ZC-037 – “The Joshuas at Southgate”

I am a neighbor/home owner to the proposed rezoning property and express my major concerns regarding this proposed change.

I would like to request that the rezoning request by Church Properties, LLC, referenced above be denied for the following reasons:

1. The proposed rezoning to PD-R is inappropriate for this area and does not fit in at all with the greater Southgate neighborhood. I have no objection to a “less dense single family” similar to what is currently allowed under current zoning, i.e. single story homes, that are not intended to be primarily rentals/vacation homes.
2. The existing streets in the existing Joshuas do not allow for adequate parking for residents now and the streets are too narrow. When people park on the street it is almost impossible to navigate the current streets. This would only make an already bad situation much worse.
3. This is an area of single family homes and some nicely done senior care facilities, schools and churches. This proposal to high density housing and allowing short term rentals/vacation rentals does not fit in with the existing area.
4. It would have a very negative effect on existing property values.
5. The proposed townhouse rendering is an absolute eyesore and does not fit in with anything in this area. The proposed locations would make them the most prominent feature in the area further degrading the entire neighborhood.
6. The proposed change would allow short term rentals/vacation property. This is not a hotel or vacation property area. Please do not make it one by allowing this rezoning. The additional traffic, transient nature of many proposed residents because they would be mostly short-term from out of the area, lack of parking, two schools – Tonaquint Intermediate School and The Learning Center for Families (part of Shepherd-Hill United Methodist) are right across the street from this proposed rezoning of the Joshuas.
7. Additional traffic from this development would negatively affect the surrounding neighborhoods, property values and detract from the quiet residential neighborhood feel that currently exists.
8. Please keep the current Joshua zoning.

Thank you for hearing some of my concerns and I again ask you to please reject the rezoning request submitted by Church Properties, LLC case # 2015-ZC-037 “The Joshuas at Southgate.

Respectfully,

David Midgley
[REDACTED]
St. George, UT 84770
[REDACTED]

Diana Lemmon

From: Kevin Cook [REDACTED]
Sent: Tuesday, April 19, 2016 3:41 PM
To: John Willis
Subject: Opposed to zoning of 100 short term rentals near Legacy

Dear Mr. Willis,

I am a home owner in the Legacy Southgate community, my home faces Tonaquint Drive.

I am lodging my opposition to the proposed 100 unit short term rentals by Church Properties LLC. I purchased with my retirement years in mind and do not see anything good coming out of 100 units of short term rentals. Traffic, noise, vandalism, theft, loud parties, devaluation of my home, no thank you.

Please give serious weight to the concerns current residents have and do not approve this proposed building project. There is plenty of open space elsewhere in St. George for this type of construction.

Respectfully,

Kevin Cook

Diana Lemmon

From: EZRider 99 [flstc2000@gmail.com]
Sent: Tuesday, April 19, 2016 9:38 AM
To: John Willis
Subject: Zoning Hearing Joshua Project - May 10th 5PM

I am writing as a concerned citizen and owner of a home in The Legacy at Southgate. I believe that allowing "nightly" rentals to many hundreds of "visitors" in such a close proximity to a middle school would be a huge mistake. Rentals on a 6 month term basis and the collection of the names and information about those visitors would be fine, if the individuals agree to certain standards of conduct.

There are already many motels and hotels in the area to accommodate those who need just a few nights stay.

Please use extra caution when considering the zoning change request.

Thank you,

Robert G. Neil

[REDACTED]

St. George, Ut 84770

[REDACTED]

April 19, 2016

To Whom It May Concern:

Re: Zone Change For the Joshuas

I ask you to please vote no to this request.

We as residents purchased homes in a nice family subdivision and the area should remain the same to protect our privacy and investments.

The streets are very narrow.

The driveways short as to not allow for visitor's cars as it is.

Company can't park in the street as they are too narrow.

There is no room for parking for vacation rental homes that would naturally draw crowds and numerous cars.

The noise level would increase.

The value of our homes could diminish.

Crime could increase.

Thank you,

A handwritten signature in cursive script, appearing to read "H. Dennis Lowder".

H. Dennis Lowder

The Joshuas - Unit #5

April 19, 2013

Planning Commission, City of St. George
175 No. 200 East
St. George, UT 84790

Attn: Chair Ross Taylor, and Planning & Zoning Manager John R. Willis, and
Commissioners Ro Wilkinson, Nathan Fisher, Don Buehner, Diane Adams,
Todd Staheli, Julie Hullinger, and Council Member Joe Bowcutt

Re: Public Notice - 04-14-2016

*Item A originally scheduled for Tuesday, April 26, 2016, **now May 10, 2016***

Case No. 2015-ZC-037

Proposed Zone Change for The Joshuas at Southgate Phases 2 and 3

Dear City Officials:

In connection with the captioned matter we submit our opposition to the proposed zone change for The Joshuas at Southgate Phase 2 from R-3 to PD-R and corresponding zone change for Phase 3, both to permit highly objectionable short term rentals. Our reasons for the opposition are:

- To allow short term rentals to be placed in a residential area (including our residence) will severely and negatively impact existing and new homes, families, schools and churches.
- Short term rentals constitute a commercial enterprise, not a residence-friendly home development. As a matter of public policy, the City officials owe a duty of care to the people enjoying the current residential nature of the area. The owners of the proposed rental units would be required to obtain a commercial rental license to participate in the rental activity. You would be abrogating your duty to the citizens of St. George (Southgate area) by placing such commerce right in the middle of residences including Legacy Subdivision (most immediately adjacent to the affected area, and where our residence exists), Joshua 1 homes, Mesa Palms, Tonaquint Terrace and other nearby subdivisions. The City owes these residents and facilities a continuation of safety and relative quiet (already impacted by a very busy Tonaquint Drive).
- Moreover, Tonaquint Intermediate School exists across Tonaquint Drive from the affected area, along with a church, a major learning center, and Beehive Cottages, an assisted living center. At the school, for example, we see as many as 12 buses and 50 parents' cars waiting for students. Students living in nearby Tonaquint Terrace and Mesa Palms walk to the school. No good reason appears for them to have to compete for automobile safety or *walking safety* with the short term rental people in Joshua 2 and 3

- The proposal calls for short term rentals to be allowed in:
- Joshua 2, 45 units mostly one story 2-bedroom (but most recent construction is two level), that could sleep a minimum of **180**; plus
- Joshua 3, 44 patio homes, 2 bedrooms = 88 beds or **176** people minimum; and 20 townhouse units, 3 bedrooms = 60 beds or **120** people minimum; thus allowing a total of **476** people minimum who are “overnighters” and not permanent residents. With the typical addition of extra beds, cots and sleeping bags in short term rental units, this could produce 600+ more people in the *commercial activity* that would be dropped into a residential neighborhood.
- That translates to at least 200-300 additional cars and trucks nightly, including their vans, trailers, motorcycles, boats, ATVs and other vehicles that short term visitors often bring with them. Already, Legacy guest parking gets filled up with visitor vehicles, and we don’t need others coming from Joshua 2 and 3 to disturb us.
- The additional tax revenue to be received by the City in this commercial enterprise is not worth the significant negative impact on the regular residents. Please exercise your duty of care in favor of protecting existing residential areas.
- The visitors, whom we welcome generally in the City because of revenue they bring, should stay in the existing motels, hotels, trailer parks and the like, and **NOT** in this residential area.
- While such visitors may generally be responsible, our experience is that short-term residents (including some visitors and yearly renters in Legacy) have a different mindset than regular residents, and do not accept the same responsibility for preservation and quiet. As the attached photographs show (with a “simulation” of the proposed townhouses in Joshua 3) the short term renters would have wide open unprotected access to the Southgate Golf Course fairways 14 and 15, and through them to the houses in the Legacy area. Even under current uncrowded conditions we have visitors moving into the golf course and by adjacent Legacy homes lighting firecrackers, shooting golf balls, playing softball or frisbees, chasing dogs, or coming into Legacy streets with skateboards, scooters, motorcycles, and even occasional ATVs. Even theft and burglary issues are sometimes experienced. With hundreds more people lacking the same sense of local duty attracted easily from the wide open areas with townhouses and new homes, all of those illegal and disturbing activities will necessarily increase.
- All the area transportation plans, road designs, school placements, water needs, sewer plans, etc, and even the golf course, were based on current zoning for **pure residential**, not commercial short term rentals. Local residents in Legacy, Tonaquint Terrace, Mesa Palms and Joshua 1 bought into the community in reliance on these zoning standards. Responsible decision makers in City government should respect and protect these interests.

Accordingly, we respectfully request that the Planning Commission deny the requested zoning changes. This is the best implementation of public policy.

Respectfully,

Don B. Allen, Sandra B. Allen

Don and Sandra Allen

~~220 Chippenham Ct (corner, Legacy Drive, at about 2200 South)~~

St. George, UT 84770

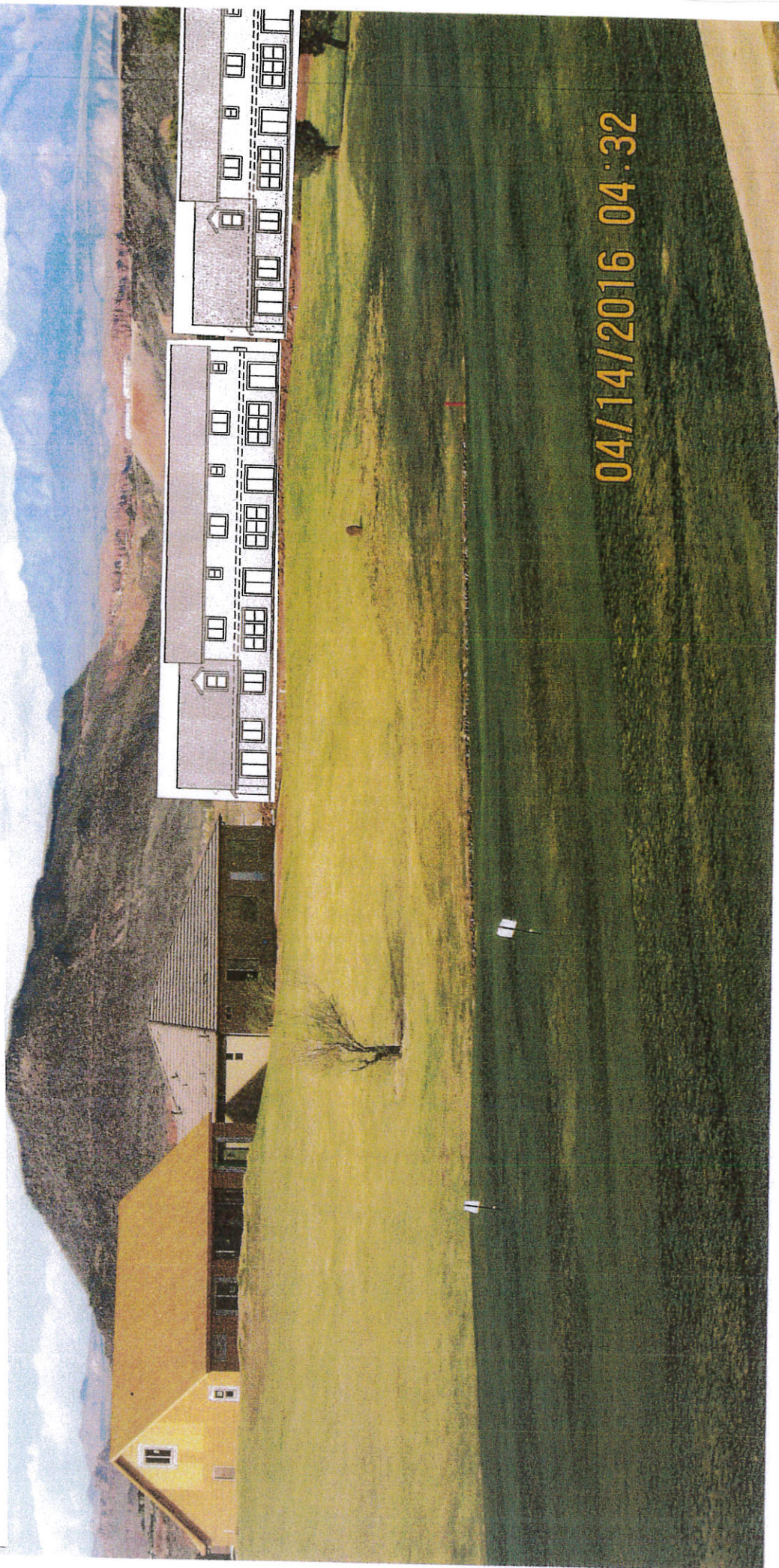
~~435-673-2473~~

~~allen@joshua.com~~

Attached photos, and landscape plat of Joshua Phase 3, are self-explanatory in support of arguments noted above.

1

Photo looking over fairway 15 showing new construction in Joshua 2, and simulations of two of the proposed two-level townhouses in Joshua 3. The townhouses would be approx. 35 ft. high, substantially equal to the height of the two-level home under construction in Joshua 2.

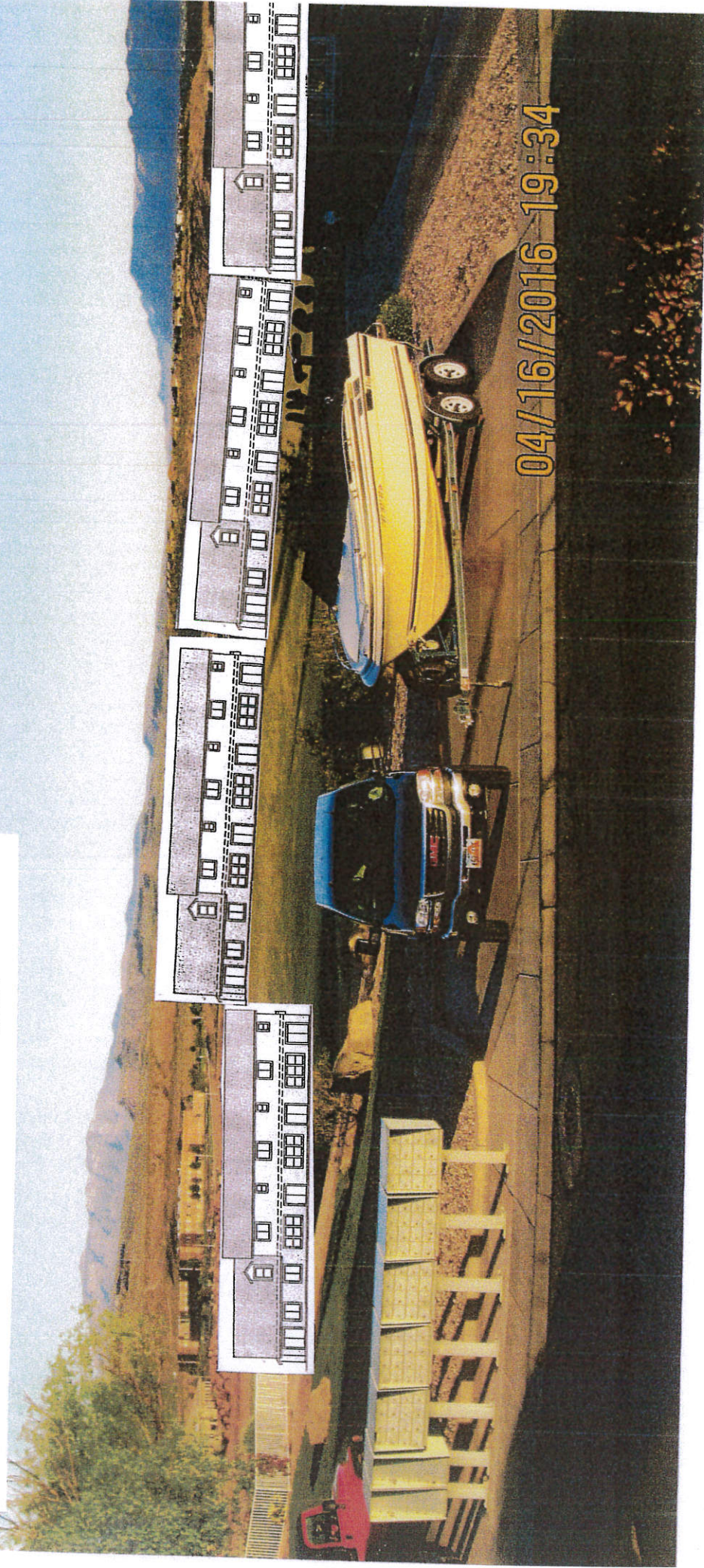


04/14/2016 04:32

2

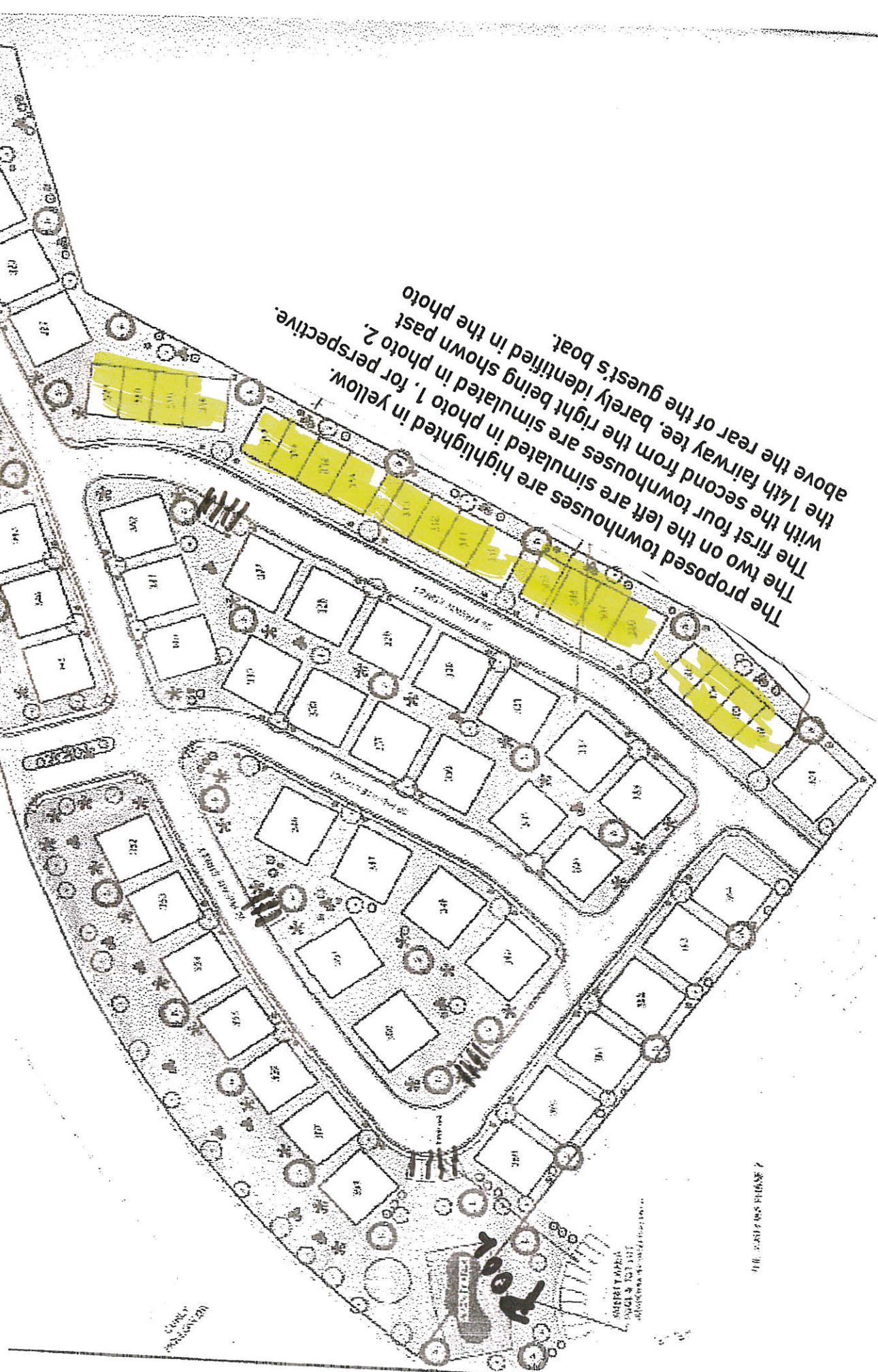
Photo looking from our house on Legacy Drive toward the proposed Joshua 3, and simulations of four of the five proposed townhouses (the one on the left is placed lower than actual location, to allow view of the Tonaquint Intermediate School on the other side of the proposed development).

Interference by the townhouses with our view is less of a problem than the very evident wide-open access of short-term rental people from Joshua 3 across the golf course to Legacy, along with possible overflow of vehicles seeking parking places in our area.



Applicants' landscape plan as proposed for Joshua 3. Marked in green stripes are the guest parking areas, that are very inadequate even with primary parking in garages or driveways. The short term rental extra vehicles could very easily seek parking in nearby Legacy, in areas such as shown in photo 2.

The proposed townhouses are highlighted in yellow. The two on the left are simulated in photo 1, for perspective. The first four townhouses are simulated in photo 2, with the second from the right being shown past the 14th fairway tee, barely identified in the photo above the rear of the guest's boat.



April 19, 2016

St. George Planning Commission

175 North 200 East

St. George, Utah

Re: Case No. 2015-ZC-037; The Joshuas at Southgate Phases 2 and 3

Dear Planning Commission:

I retired over two years ago after living in San Diego, California for 35 years. We purchased a home in The Legacy just east of the proposed zone change in the above referenced matter. We purchased this home because of the peace and serenity of the neighborhood. There is something about living on a golf course that is remarkably peaceful.

We also wanted to purchase a home we knew would be safe while we served a mission for our church. Because many of our neighbors have served missions and left their homes unattended, we knew we had found the right spot. News of the proposed zoning change and the possibility of adding 109 short term rental units less than a block away is very concerning, especially to our homeowners who leave St. George for the summer months. With 109 short term vacation rentals next door, no one will feel comfortable leaving their property unattended while gone for the summer or serving a mission.

I would like to express my concerns about how this request for zoning change is being handled. First of all, this matter went before the Planning Commission for the first time on February 23, 2016, but no notice was given to homeowners living within 500 feet of the proposed development. A second hearing was held with the Planning Commission on March 24, 2016, but again, impacted homeowners were not given any notice. While the minutes of the March 24 meeting are not yet available, I assume the proposal was approved because a hearing with the city council was scheduled for April 21. Again, notice of the April 21 city council hearing was not sent to homeowners. Surprisingly, that meeting is still scheduled on the city's website. Had one of our neighbors not

checked with the Planning Commission about rumors he had heard concerning the proposed zoning change, all three of these hearing could have been held without any opposition. If you want to avoid the appearance of impropriety, not providing notice to homeowners is not the way to do it.

I completely understand the importance of tourism in the St. George economy. I suppose I can even understand the need for short term vacation rentals. I have used such rentals in the past at other locations, but there are many locations throughout St. George and Washington County already appropriately zoned for such construction. Just take a drive through our neighborhoods and you will see that there are many reasons this zoning change should not be approved.

There are many obvious reasons why the construction of 109 short term vacation rentals should not be approved such as increased traffic and noise, but I have other more serious concerns. Because of our demographics, there are many widows in our community. Most of them purchased their homes while their husbands were still living and have stayed on after losing their spouses. Frankly, they are terrified at the idea of having literally hundreds of total strangers rotating through their backyards on a weekly basis. There is nothing but a fairway separating these vacation homes from the open decks and patios of our homeowners. I've had grown children calling me expressing concern for the welfare and safety of their mothers. This is a serious concern. It is not a question of "if", but "when" we will see vandalism, theft and other types of crime in our neighborhood caused by those who are just passing through.

I am also concerned about this project's proximity to Tonaquint Intermediate School, less than a quarter mile away. Sex offenders don't have to register when they go on vacation. Seven-hundred youngsters attend that school and many walk to and from school crossing right in front of the proposed vacation units. Throughout our neighborhood, elementary school kids innocently catch school busses on their corners. If this zoning change is approved, this will no longer be a safe thing for them to do.

We all know how vacation rentals go. A home has two bedrooms, but enough floor space for two air mattresses and an RV out front. Approval of this zoning change will change the complexion of our neighborhood forever. It will immediately and negatively impact the value of all homes and our ability to sell our homes.

Why can't Church Properties just build out Phases 2 and 3 with permanent single family residences just like those in Phase 1? He has the legal right to do that. It's all about the money with total disregard for the quiet use and enjoyment of the property of thousands of homeowners in the Southgate community who will be negatively impacted by approval of this zoning change. Many of our homeowners have lived in this neighborhood for twenty plus years. Please don't take that away from any of them.

There is a reason why the zoning laws do not permit the construction of short term vacation rentals in our neighborhoods. In reliance on that zoning, many of us purchased homes and are enjoying our lives. Please protect us from construction that can have no upside to current homeowners and deny the current application to rezone the Joshuas Phases 2 and 3. The homeowners in The Legacy cannot benefit in any way from the construction of these rentals.

Sincerely,



James W and Shirlynn Stubblefield

[REDACTED]

[REDACTED]

Diana Lemmon

From: Rachel Wheeler [REDACTED]
Sent: Wednesday, April 13, 2016 11:09 AM
To: John Willis
Subject: Opposition to Proposed Zone Change

Case No. 2015-ZC-037 "The Joshuas at Southgate"

This letter is being sent to you to indicate my very strong opposition to the proposed zone change scheduled to be discussed on Tuesday 4/26/16 by Church Properties, LLC. Below is information referencing this proposal and reasons that I am extremely opposed and frankly fearful. I am currently a 12 year resident of Legacy Townhomes, which adjoins The Joshuas. I am a single mother of 3 children and would be very fearful of the impact that this would have on not just our property values but our direct safety.

"Consider a zone change for The Joshuas at Southgate Phase 2 from R-3 (Multiple Family) to PD-R (Planned Development Residential) and amend the existing PD-R for Phase 3 on approximately 16.78 acres. The proposal is to consider a 20 unit townhouse and 44 single family patio houses for Phase 3, as well as, allow short term rentals for proposed and existing units for Phase 2 and 3. This site is located along Tonaquint Drive north of the Southgate Golf Course."

If approved, this zoning change would permit the developer, Church Properties, LLC, to construct over 100 units just west of Legacy on Tonaquint Drive to be used for "short term rentals." "Short term" could be for as little as one night. This means that 500 or more new visitors could drive into our neighborhood every night to vacation. Where will they park their RVs, trailers and boats? How many of these visitors will play on the 14th and 15th fairways at the end of the day? Where will their pets run?

Of greater concern, however, is the probability that vandalism, theft, and the constant interruption of our peaceful and quiet enjoyment of our property, will increase dramatically. We will have no control over who rents these homes or what rules they are given. We should also be concerned about the influx of hundreds of unknown strangers so close to our Intermediate School and children walking to and from school.

Finally, it is almost certain that this kind of development, if approved, will negatively impact the value of our homes and our ability to sell our homes.

Please do not approve this proposal for all of the above reasons. Thank you for your consideration.

Sincerely,

Rachel Wheeler

Mr. and Mrs. Lee J. Kapos

[REDACTED]
St. George, Utah 84770

February 22, 2016

St. George Planning Commission
175 East 200 North
St. George, Utah 84770

Dear St. George Planning Commission:

This letter is to inform you of our support for the change in zoning for "The Joshuas" Phase 2 (47 lots) from R3 (Multiple Family) zone to PD-R (Planned Development Residential) zone, and to combine the adjacent existing PD-R vacant property located immediately to the north east with a ZCA (zone change amendment) to include the rezoned Johsua's 2.

We have been owners in The Joshuas for less than one year, having purchased our home in June of 2015. Our motivation for purchasing was the great location, our love of the area, and our proximity to family nearby. However, since purchasing, we have been concerned with the lack of any significant sales or building activity, and the effect that may have on property values in the area. We have also been concerned with some of the existing homes being used as long-term rentals as tenants without any pride of ownership have a tendency to allow properties to run into disrepair. We have not seen this as yet, but it is a concern.

We view this rezoning into vacation rental properties as an important step in the evolution of The Joshuas as it will bring critical activity and attention to the development, and generate energy and excitement that has been lacking. As you are well aware, the attractiveness of St. George as a vacation destination continues to grow, as does the need for quality lodging for families outside of a hotel/motel environment. The quality of The Joshuas vacation properties, together with the planned amenities and the centralized location with quick freeway access makes this change a win-win for all.

Respectfully submitted,

A handwritten signature in blue ink, appearing to read "Lee Kapos", with a horizontal line underneath.

Lee and Kim Kapos

City of St. George Planning Commission

175 E 200 N

St. George, UT 84770

February 17, 2016

Dear Mr. John Willis and St. George City Planning Commission,

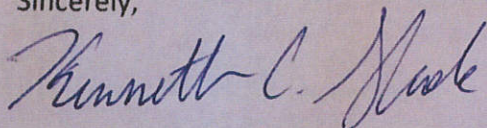
I regret I am not able to make it to the public hearing on Tuesday, February 23, 2016 at 5:00pm. Please accept this email and letter in support of a zoning change for "The Joshua's at Southgate" as I am out of the country on business.

I, Kenneth Glade, own lots 12 and 13 in Phase 1 of "The Joshua's at Southgate" (SG-JSG-1-12 and SG-JSG-1-13). I support the zoning change amendment from R3 to PD-R and a "Master Planned Community" that may allow the possibility of vacation rentals on the property for several reasons:

- The neighborhood is full of empty lots that are an eye sore and need to be developed.
- I would build homes on the two lots I own with the zoning change and new value proposition of the properties.
- I believe new buyers (builders and home owners) would buy into the neighborhood and we would see additional development.
- I believe other current lot owners would develop their lots.
- I understand many home owners in the neighborhood already rent out their homes because of depressed neighborhood pricing and the inability to sell their property.
- The neighborhood lacks a couple key amenities buyers desire. This change would make the amenities a reality and boost the neighborhood's profile and value.
- The neighborhood has suffered from extended low property values. Surrounding neighborhoods and the community at large will benefit by the development.

Thank you in advance for taking this important Zoning Change Amendment request before the commission.

Sincerely,



Kenneth Glade





February 7, 2016

Salisbury Homes
Rick Salisbury
801-404-0824

City of St. George
Community Development Department
175 E. 200 N.
St. George, UT 84770

To Whom It May Concern:

I hereby express my strong support in favor of the proposed rezoning of the Joshuas subdivision phases II and III to short-term rental. Unfortunately, by the time a date was assigned for the Planning Commission hearing, I had a previous commitment out of town that I am unable to reschedule.

I purchased phase III in 2006 and immediately began plans to develop the property including obtaining an approved plat from the City. However, I was advised that the previous phase was not selling and that I should hold off or sell my property. On numerous occasions I have had my property under contract only to see it fall through for the same reason - the property is not attractive to buyers (developers and homeowners alike) due to the clay content in the soil.

The proposal to rezone the subdivision to nightly rentals is a brilliant effort to bring new life to ground that seems to be worth little to no value. I, for one, would begin developing my property immediately if the rezone were to be approved. Obviously this ground generates very little tax revenue for the City, comparatively. However, this rezone would spark a consider amount of development and construction improving the neighborhood for the residents and the tax base for the City.

Please take the time to research the long history of inactivity in this subdivision and accept my professional opinion that this rezone will instantly change that inactivity to activity.

Thank you in advance for your time and consideration,

Rick Salisbury

t 801.491.9091
f 801.491.9096 (Construction)
f 801.491.9007 (Sales)
i mysalisburyhome.com

494 West 1300 North
Springville, UT 84663

Dear City of St. George:

Joshua

I am the owner of 3 lots in the South Gate subdivision Lots 10, 43, 45. I am requesting approval for the new zoning that would include nightly rentals. I am currently building a vacation home on lot #43. A change in the zoning to nightly rental would make it possible for me to build homes on my other two lots. I live in Salt Lake and plan on visiting several times per year. However, I am hopeful that I will be able to rent my home out when I am not visiting. I know that St. George is a vacation destination area for families and they want to stay in a home rather than a motel room. I do believe that a nightly rental will improve the value of these lots and encourage people to vacation more in St. George from Salt Lake. I strongly encourage you to pass this amendment.

Thank You Kennon Tubbs.